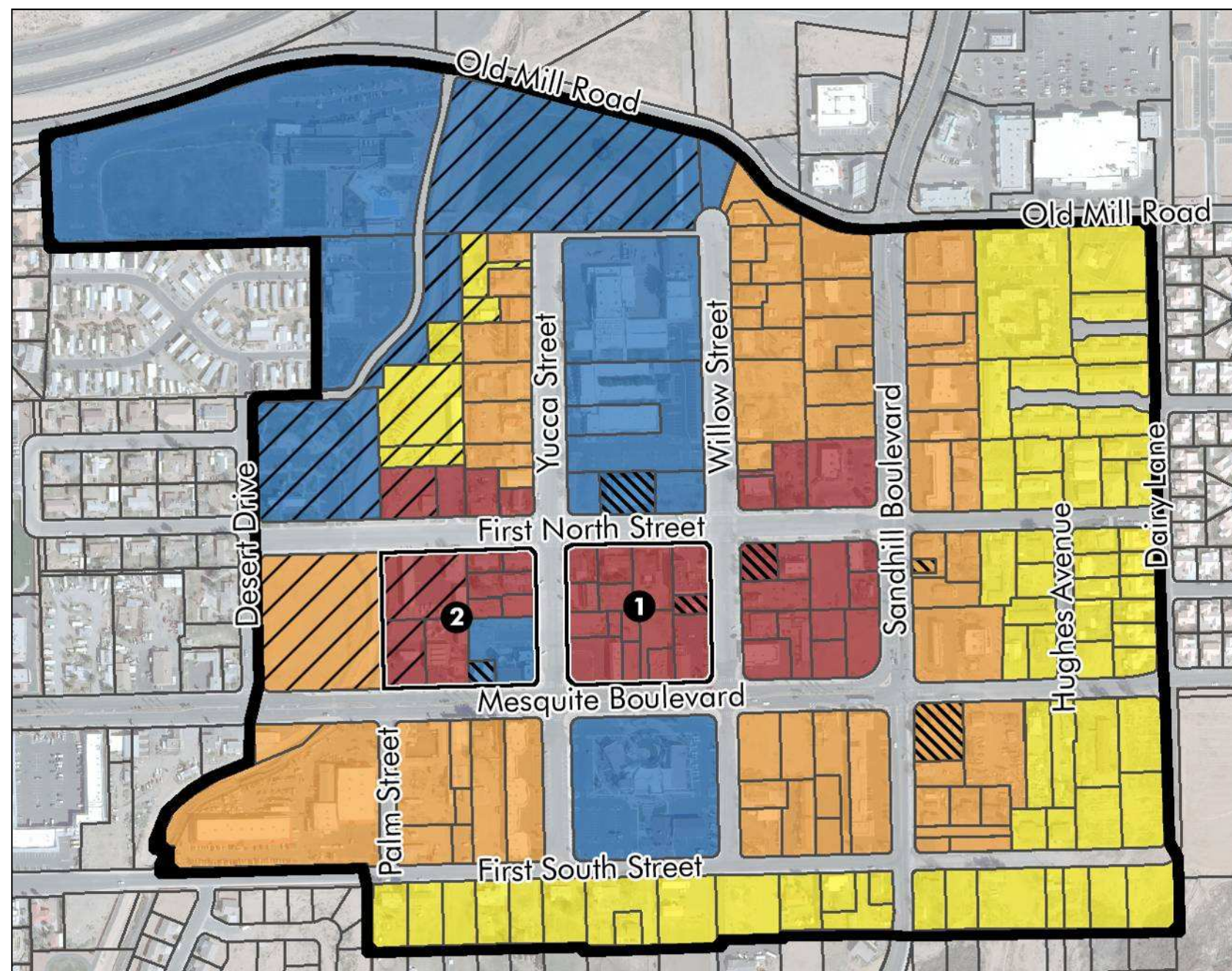








# Example of How it Works

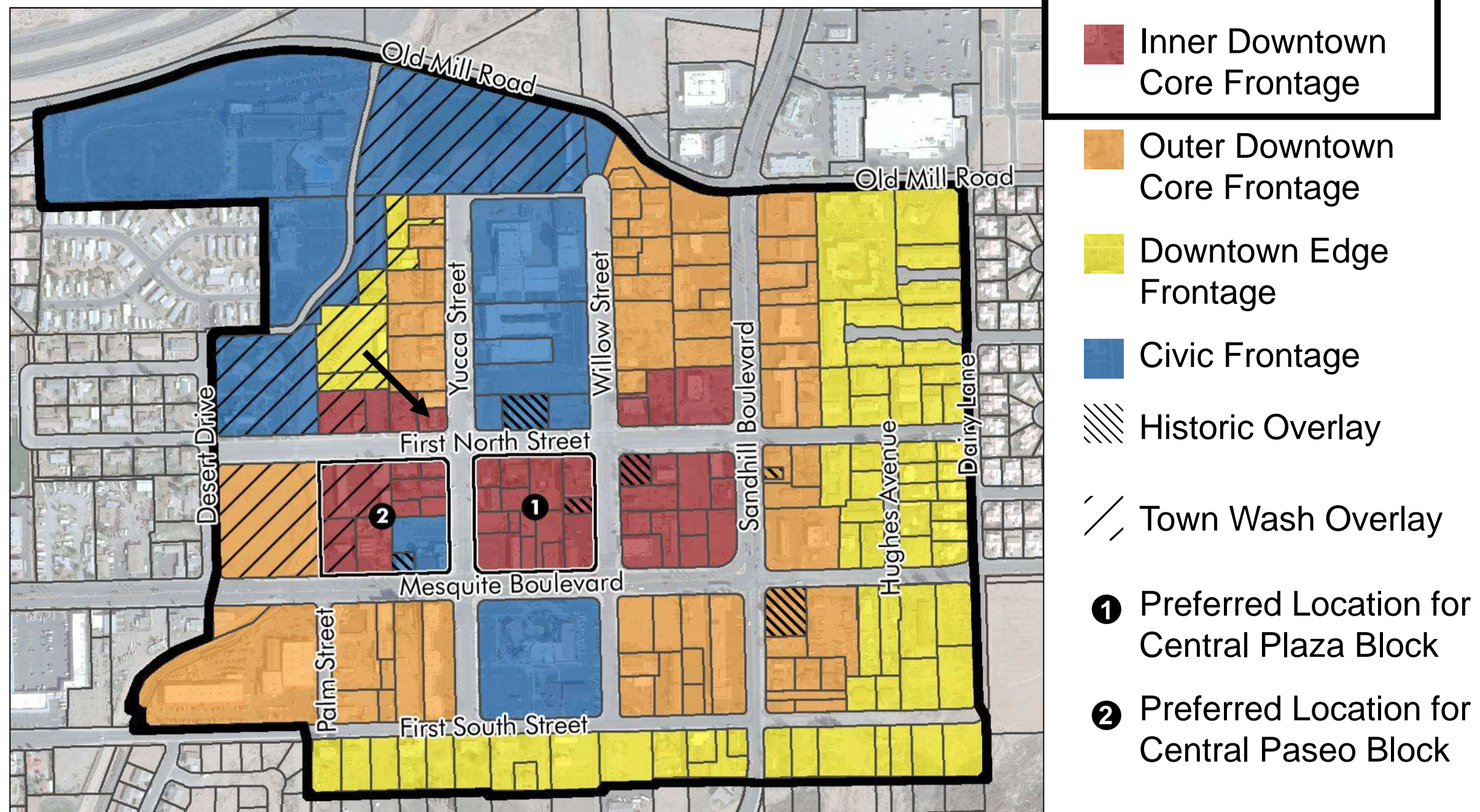
# Regulating Plan



-  Inner Downtown Core Frontage
-  Outer Downtown Core Frontage
-  Downtown Edge Frontage
-  Civic Frontage
-  Historic Overlay
-  Town Wash Overlay
- 1** Preferred Location for Central Plaza Block
- 2** Preferred Location for Central Paseo Block



# Regulating Plan





# Inner Downtown Core

## 2 | DEVELOPMENT STANDARDS

### Inner Downtown Core Frontage

#### Required Building Placement

- A. Setbacks 5' from property lines along Sandhill Boulevard. No other setbacks are required.
- B. Build-to-Zone (BTZ) 5' from property lines along Sandhill Boulevard; at property lines on other streets.
- C. Exception 1 Openings within the BTZ are allowed for forecourts, paseos, entry courts at block corners, and driveways. Openings for driveways shall not exceed 35' in width.

#### Required Building Mass and Height

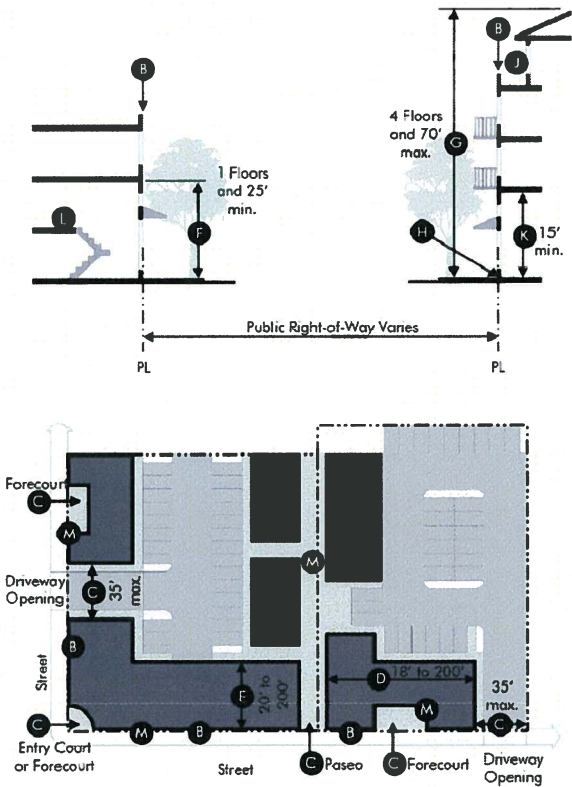
- D. Building Width 18' minimum and 200' maximum
- E. Building Depth 20' minimum and 200' maximum
- F. Minimum Height 1 floor and 25' minimum
- G. Maximum Height 4 floors and 70' maximum
- H. Ground Floor Elevation Placed at or near the elevation of adjacent sidewalks, walkways, paseos, forecourts, and public spaces to avoid entrance steps/ramps.
- I. Exception 1 If required for flood control, the ground floor may be elevated as necessary.
- J. Stepbacks Allowed on upper floors, but not required

#### Required Floor-to-Ceiling Heights

- K. Ground Floor 15' minimum
- L. Loft Level Lofts are allowed on all floors. If the loft occupies less than 1/3 of the unit's footprint, the loft shall not be counted as a floor.

#### Pedestrian Circulation

- M. Access Pedestrian access from the sidewalk to each unit, storefront, and entrance is required.



## DEVELOPMENT STANDARDS | 2

### Inner Downtown Core Frontage (Continued)

#### Required Fronts

- N. Fronts Facade(s) along streets and the Central Plaza shall be designed with Storefronts or Arcade Fronts. Facades along the Central Paseo shall be designed with Storefronts or Live-Work Fronts. See Section 4 (Frontage Standards) for design standards for each front. Facades in all other locations do not have to be designed to a specific frontage standard (a variety of frontages are allowed in all other locations).

#### Allowed Facade Elements

- Q. Ground Floor Awnings, Marquees, Projecting Signs
- R. Upper Floors Window Shades, Trellises, Recessed and Projecting Balconies

#### Allowed Uses \*

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# Building Placement

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### Inner Downtown Core Frontage

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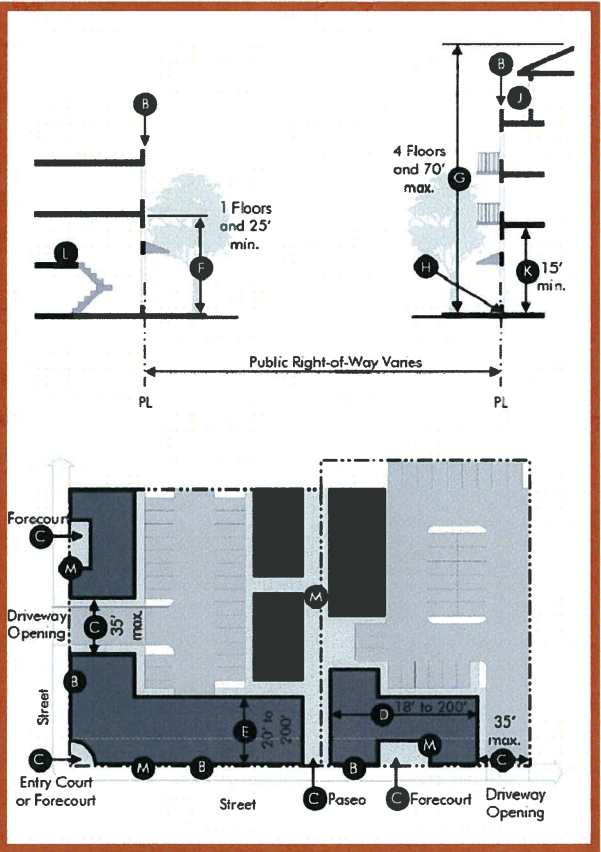
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Storefront



Arcade Front



Live-Work Front

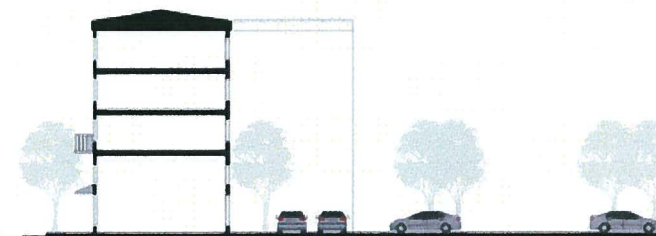
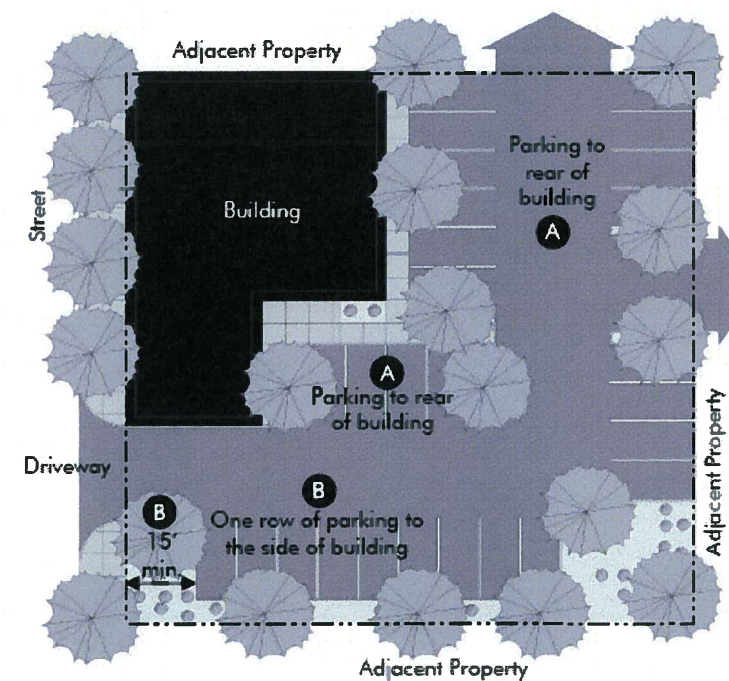


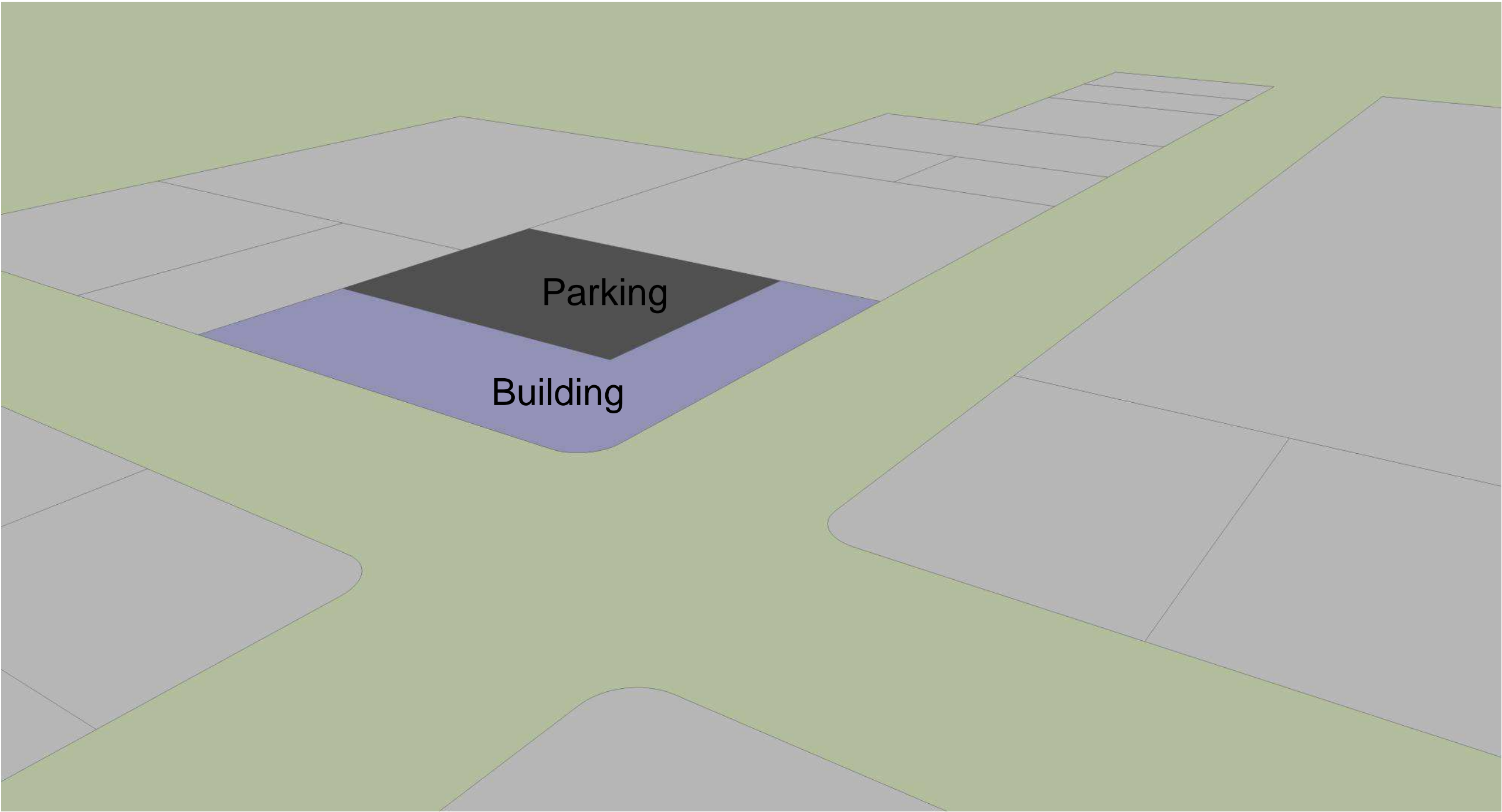
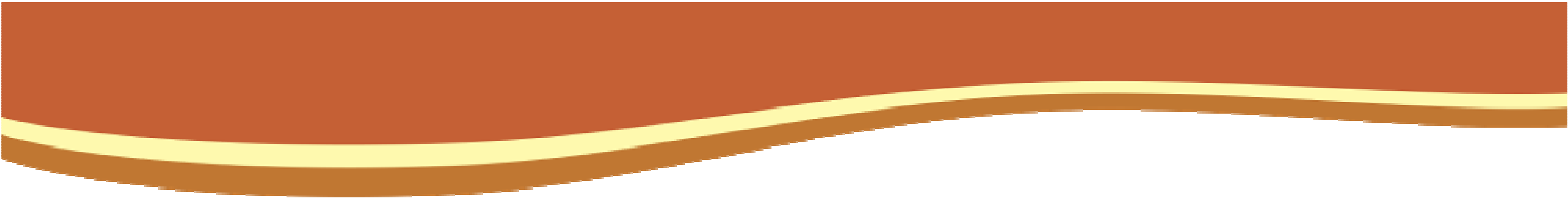
# 3: Parking Standards

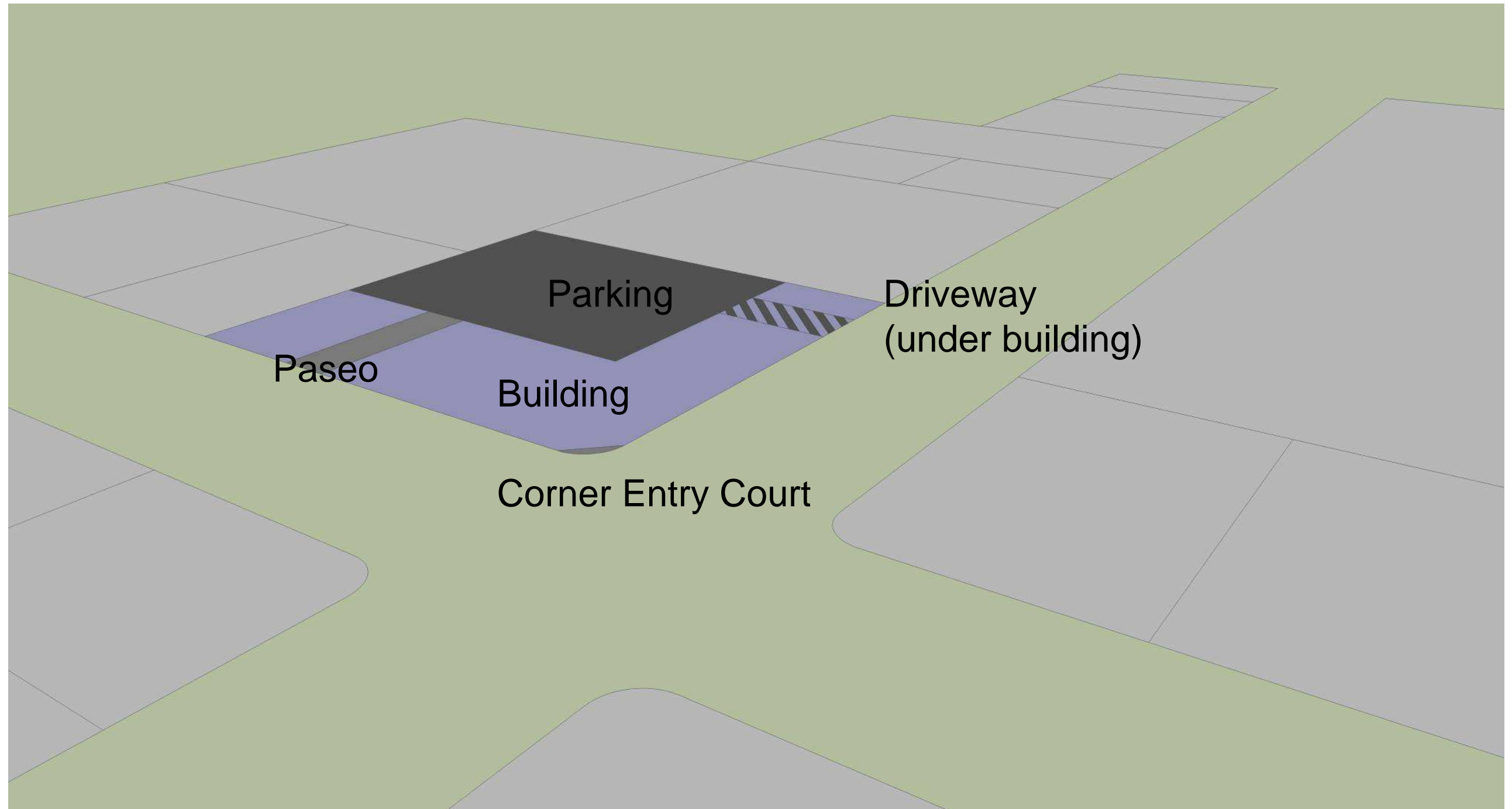
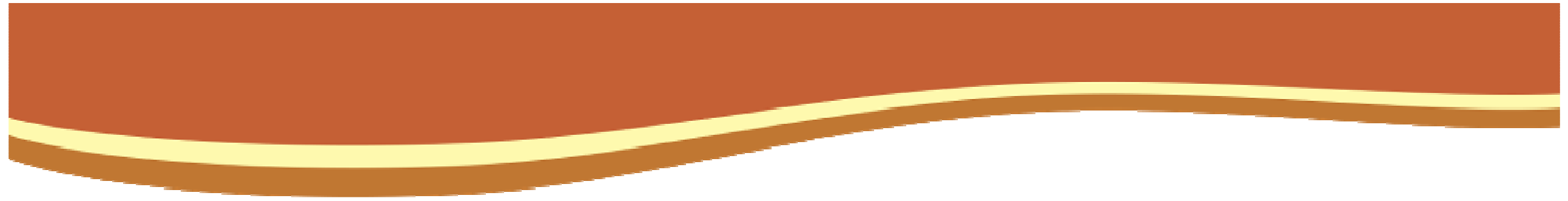
## 3 | PARKING STANDARDS

### Surface Parking Lot Requirements

- A. Surface parking lots are permitted to the rear of buildings placed along streets and public spaces. Surface parking is prohibited in front of these buildings.
- B. Within the Outer Downtown Frontage, one row of parking is permitted to the side of buildings. At least 15' of landscaping shall be provided between this parking row and the sidewalk. This landscaped setback shall include a combination of trees and medium- to low-lying landscaping, such as shrubs and groundcovers. The landscaped area may also incorporate walls or fences that are no greater than 40 inches in height.
- C. Surface parking lots shall include trees throughout to provide shade and relief from the sun. One shade tree shall be provided for every four parking spaces. Shade trees may be planted in individual planters (including diamond-shaped planters placed between parking spaces), consolidated planters, bio-swales, or in a sidewalk adjacent to the parking space. Palm trees shall not be used for shade in parking lots.
- D. To minimize stormwater runoff and improve the appearance of parking lots, parking lots should be paved with semi-permeable or semi-pervious surfaces, such as pavers, turf-block, and/or permeable/pervious paving.
- E. Carports are encouraged (but not required) within surface parking lots to provide additional shade for cars.
- F. Solar power collectors are encouraged (but not required) within surface parking lots to generate clean energy for buildings.









# Building Mass and Height

## 2 | DEVELOPMENT STANDARDS

### Inner Downtown Core Frontage

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#### Required Building Mass and Height

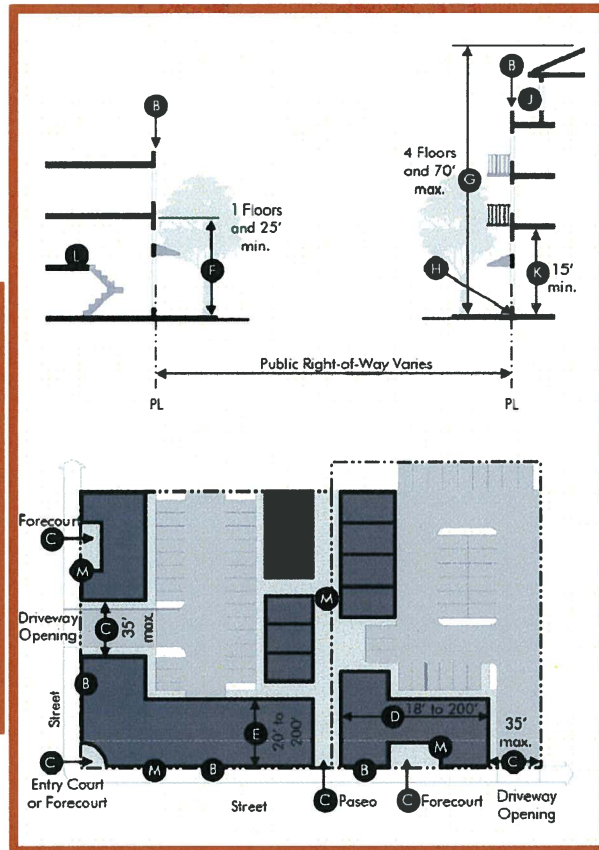
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- I. Exception 1 If required for flood control, the ground floor may be elevated as necessary.
- J. Stepbacks Allowed on upper floors, but not required

#### Required Floor-to-Ceiling Heights

- K. Ground Floor 15' minimum
- L. Loft Level Lofts are allowed on all floors. If the Loft occupies less than 1/3 of the unit's footprint, the loft shall not be counted as a floor.

#### Pedestrian Circulation

- M. Access Pedestrian access from the sidewalk to each unit, storefront, and entrance is required.



## DEVELOPMENT STANDARDS | 2

### Inner Downtown Core Frontage (Continued)

#### Required Fronts

- N. Fronts

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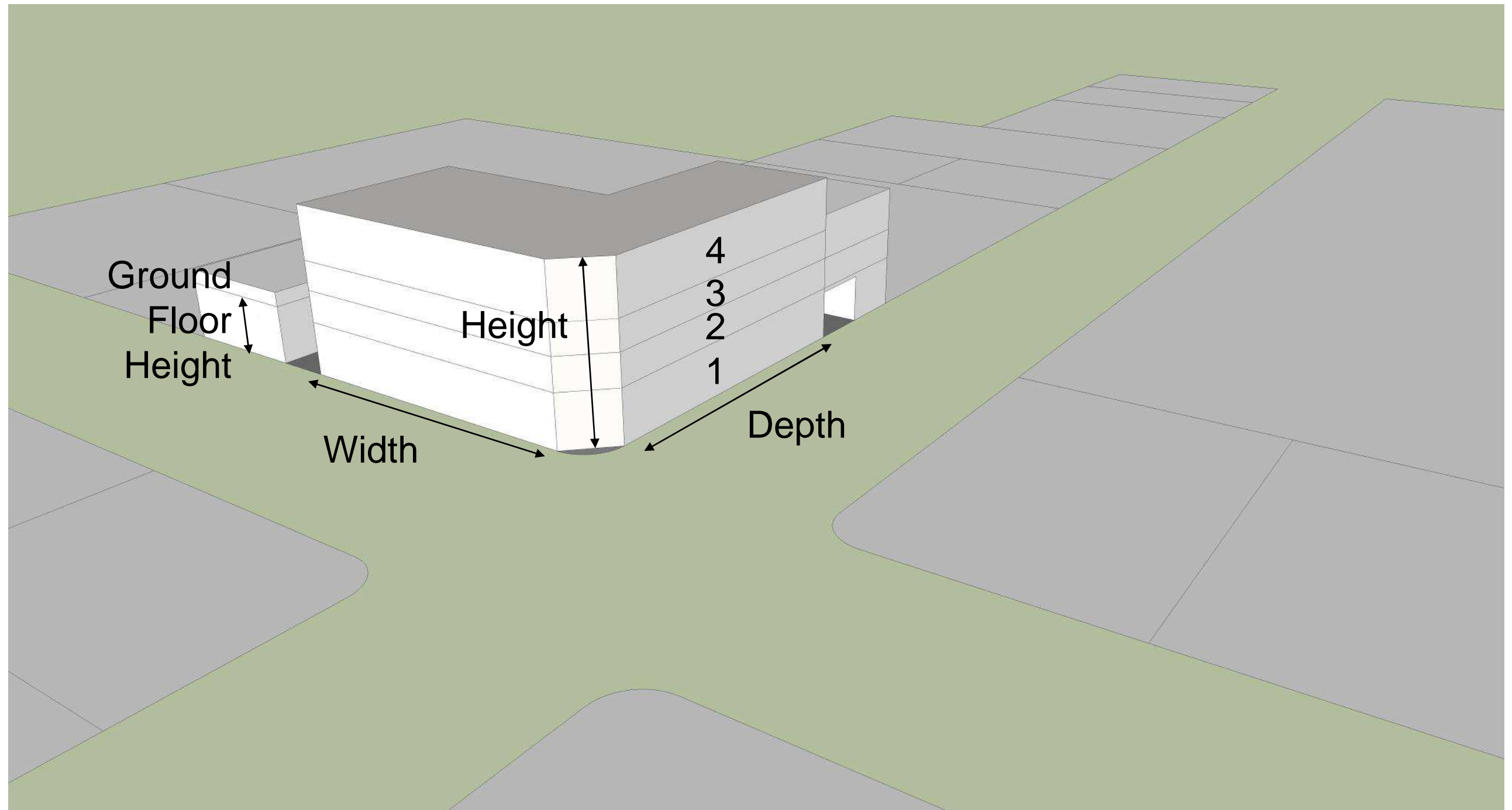
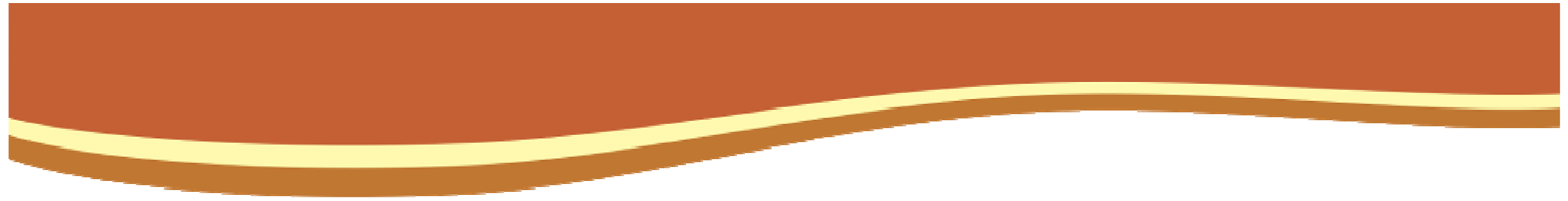
Storefront



Arcade Front



Live-Work Front





# Pedestrian Access

## 2 | DEVELOPMENT STANDARDS

### Inner Downtown Core Frontage

#### Required Building Placement

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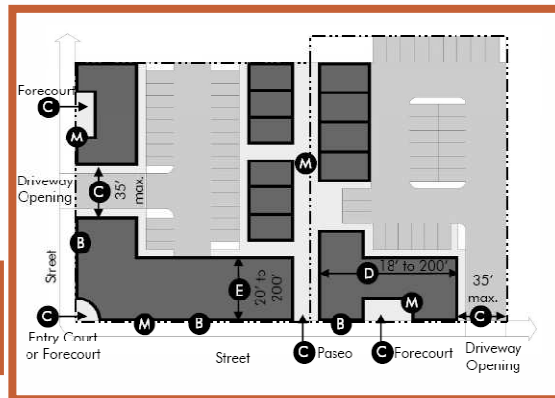
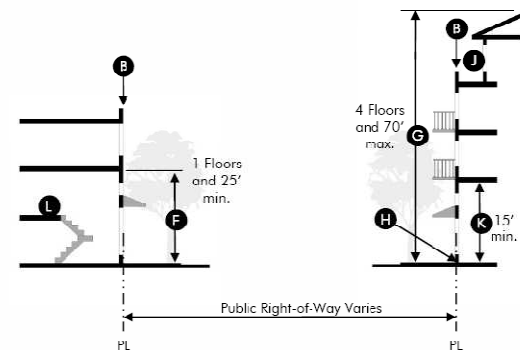
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- I. **Exception 1** If required for flood control, the ground floor may be elevated as necessary.
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#### Required Floor-to-Ceiling Heights

- K. Ground Floor 15' minimum
- L. Loft Level Lofts are allowed on all floors. If the Loft occupies less than 1/3 of the unit's footprint, the loft shall not be counted as a floor.

#### Pedestrian Circulation

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## DEVELOPMENT STANDARDS | 2

### Inner Downtown Core Frontage (Continued)

#### Required Fronts

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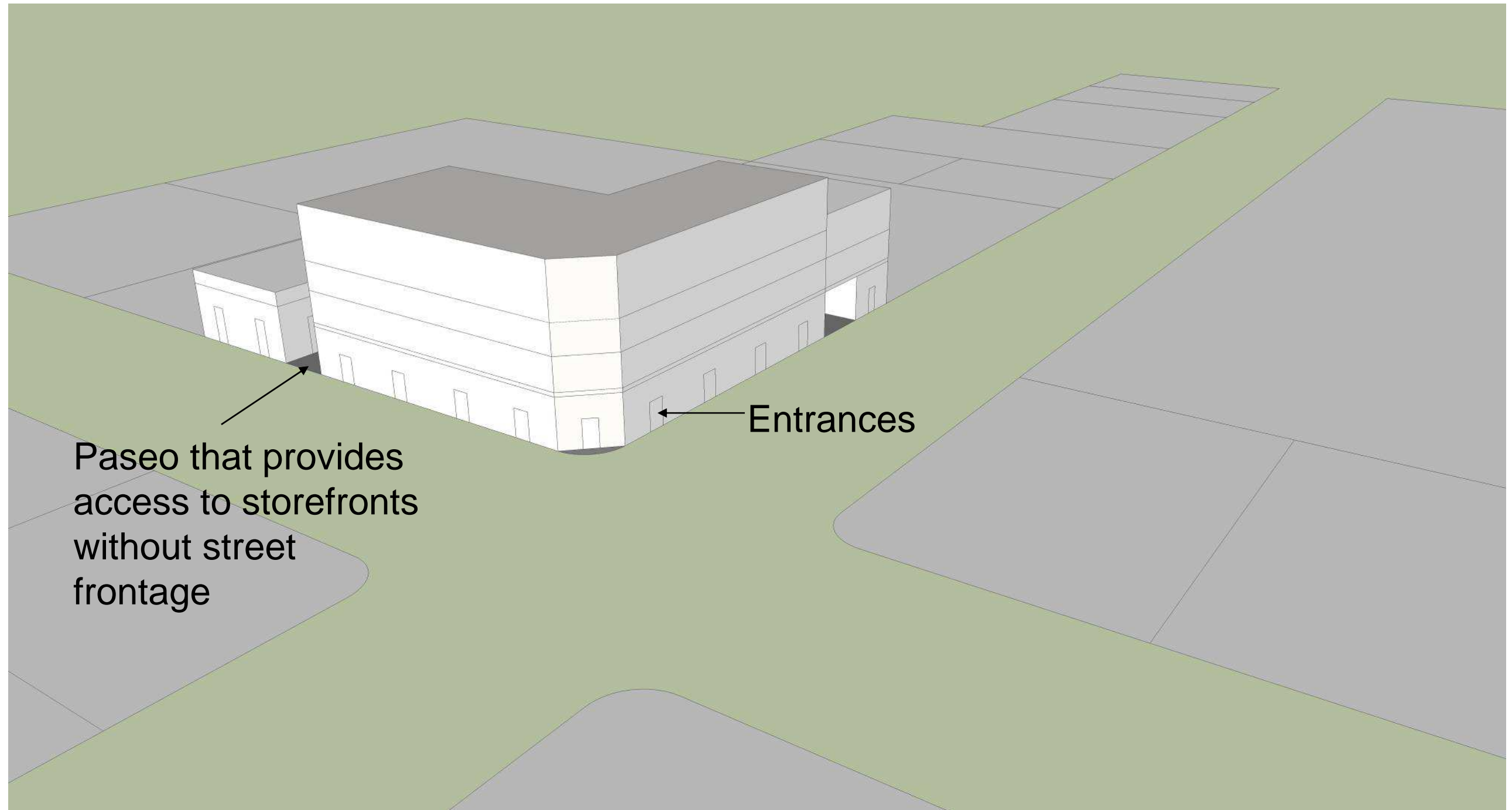
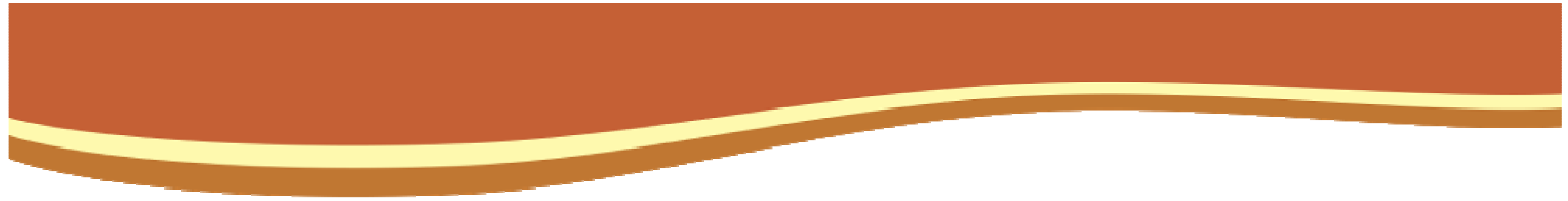
Storefront



Arcade Front



Live-Work Front





# Building Fronts

## 2 | DEVELOPMENT STANDARDS

### Inner Downtown Core Frontage

#### Required Building Placement

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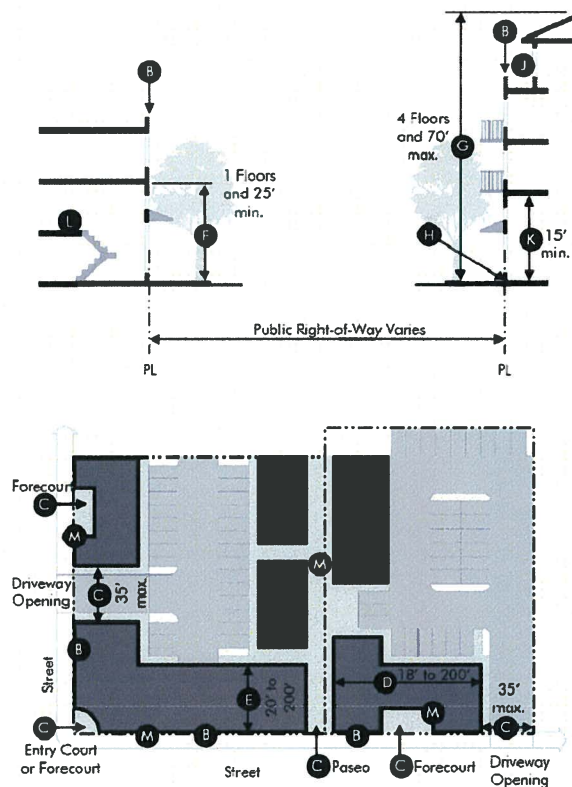
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- I. *Exception 1* If required for flood control, the ground floor may be elevated as necessary.
- J. Stepbacks Allowed on upper floors, but not required

#### Required Floor-to-Ceiling Heights

- K. Ground Floor 15' minimum
- L. Loft Level Lofts are allowed on all floors. If the Loft occupies less than 1/3 of the unit's footprint, the loft shall not be counted as a floor.

#### Pedestrian Circulation

- M. Access Pedestrian access from the sidewalk to each unit, storefront, and entrance is required.



## DEVELOPMENT STANDARDS | 2

### Inner Downtown Core Frontage (Continued)

#### Required Fronts

- N. Fronts Facade(s) along streets and the Central Plaza shall be designed with Storefronts or Arcade Fronts. Facades along the Central Paseo shall be designed with Storefronts or Live-Work Fronts. See Section 4 (Frontage Standards) for design standards for each front. Facades in all other locations do not have to be designed to a specific frontage standard (a variety of frontages are allowed in all other locations).

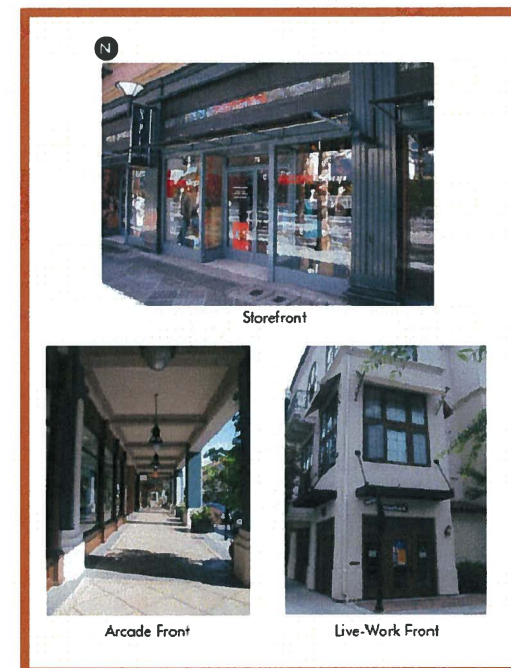
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# 4: Frontage Standards

## 4 | FRONTAGE STANDARDS

### Live-Work Fronts

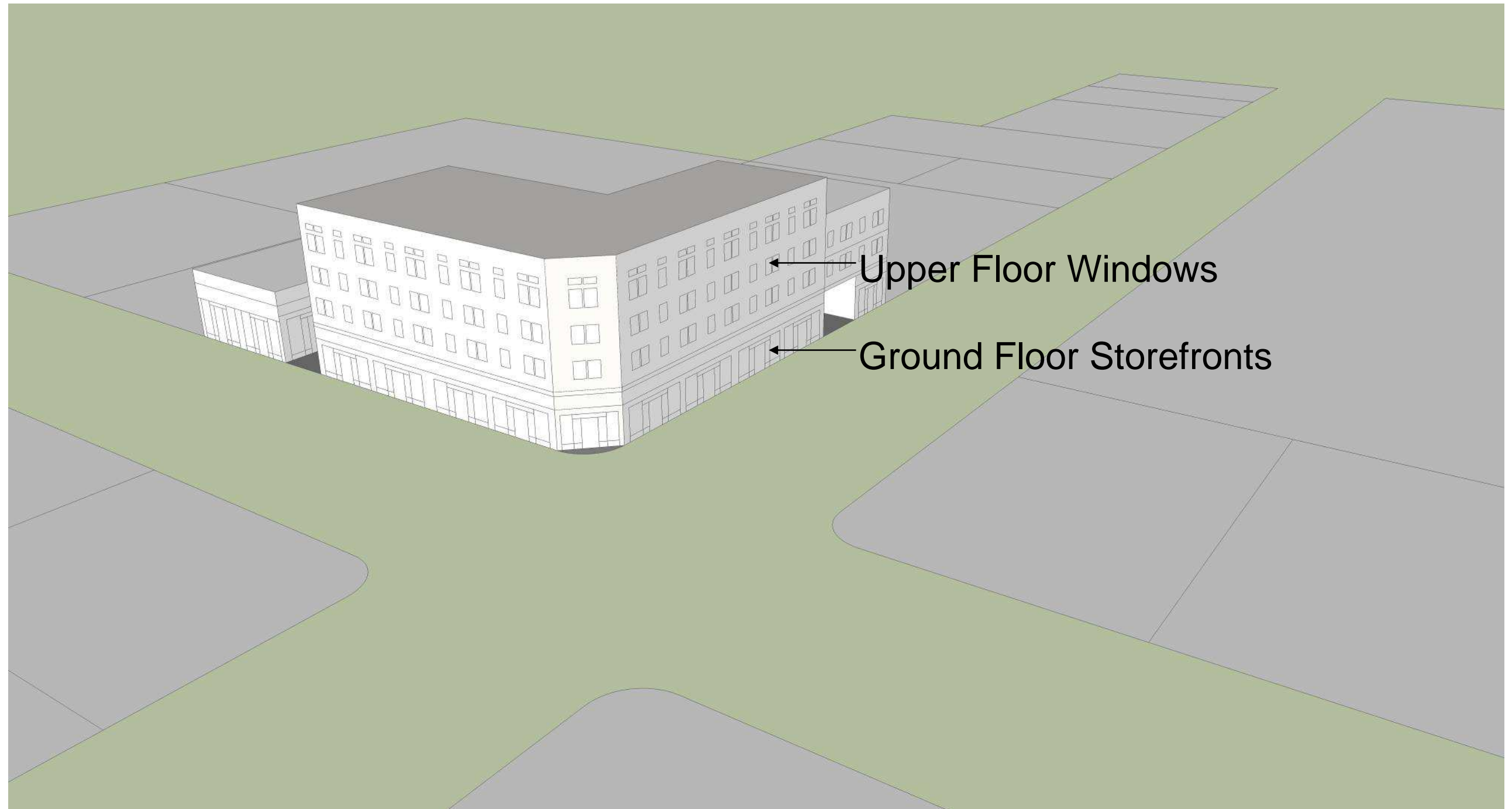
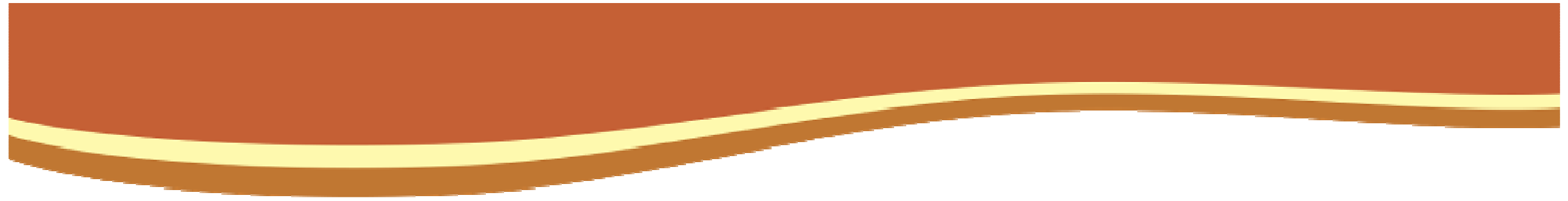
- A. At least 40 percent of the ground floor facade's surface area<sup>1</sup> shall consist of windows (including glass on doors). At least 20 percent of each upper floor facade's surface area<sup>1</sup> shall consist of windows (including glass on doors).
- B. Private entrances to live-work units and/or entrances to upper floor uses (if provided) shall be provided at a ratio of at least one entrance per 40 feet of the facade's width (excluding openings for driveways and pedestrian cut-thrus or covered walkways).
- C. If the facade is located within 2 feet of a sidewalk, at least 75 percent of the facade's width shall contain projecting elements that create shade for pedestrians, such as awnings, marquees, window shades and trellises, and second floor balconies. These projecting elements shall project at least 60 inches from the facade. At least 8 feet of vertical clearance is required between the adjacent sidewalk or walkway and the lowest point of the projecting element.
- D. Landscaped yards are prohibited along live-work fronts along Mesquite Boulevard and Sandhill Boulevard. If required or provided, setbacks between the building and property lines along Mesquite Boulevard and Sandhill Boulevard shall be paved as an extension of the public sidewalk. The color and paving pattern of the sidewalk within the setback shall be compatible with the color and paving pattern of the public sidewalk.
- E. If required or provided, setbacks between the building and property lines along streets other than Mesquite Boulevard and Sandhill Boulevard shall contain a combination of landscaping and decorative paving materials. Fences, walls, and/or hedges are allowed to define a private yard for each live-work unit. These fences, walls, and hedges shall not exceed a height of 40 inches.

<sup>1</sup> The facade's surface area shall be measured by multiplying the facade width (excluding ground floor openings for driveways and pedestrian cut-thrus or covered walkways) by the floor's ceiling height.



Examples of live-work fronts





# Facade Elements

## 2 | DEVELOPMENT STANDARDS

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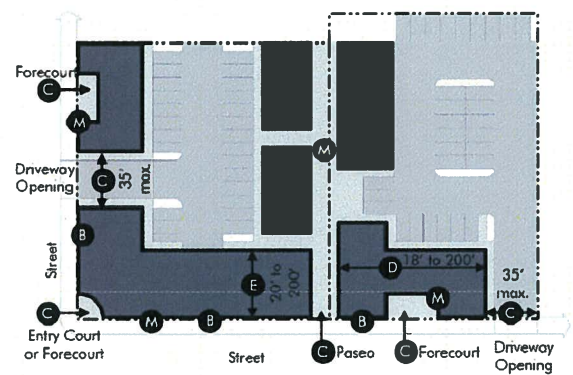
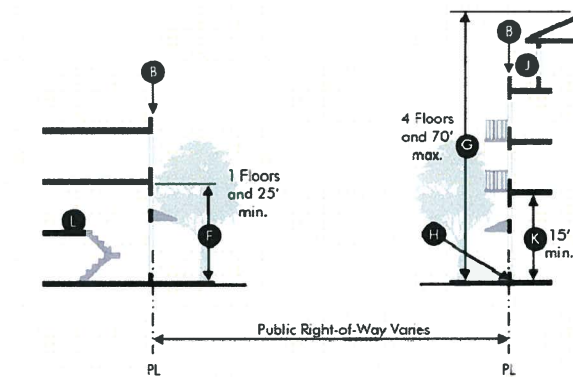
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## DEVELOPMENT STANDARDS | 2

### Inner Downtown Core Frontage (Continued)

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Storefront

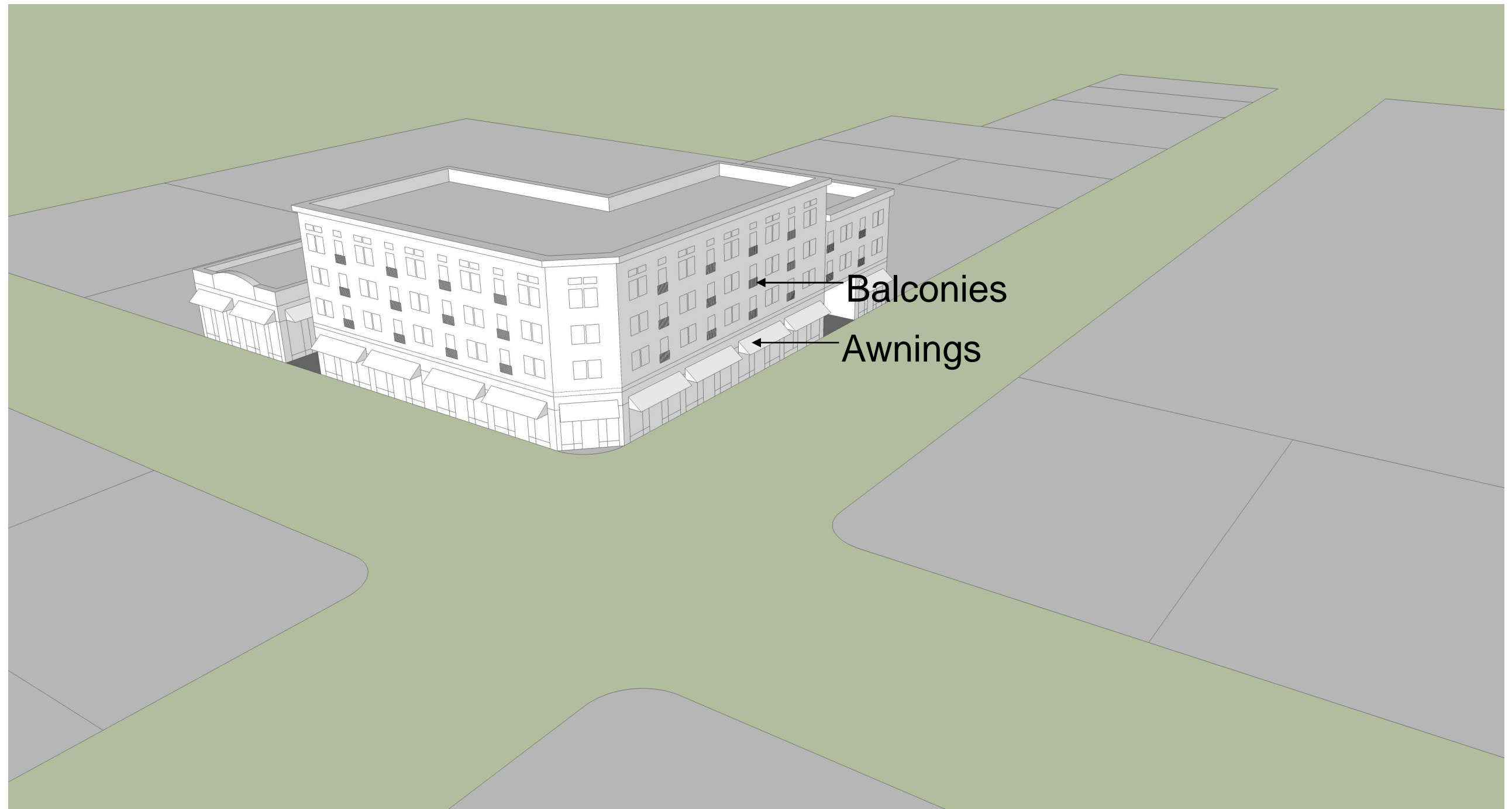
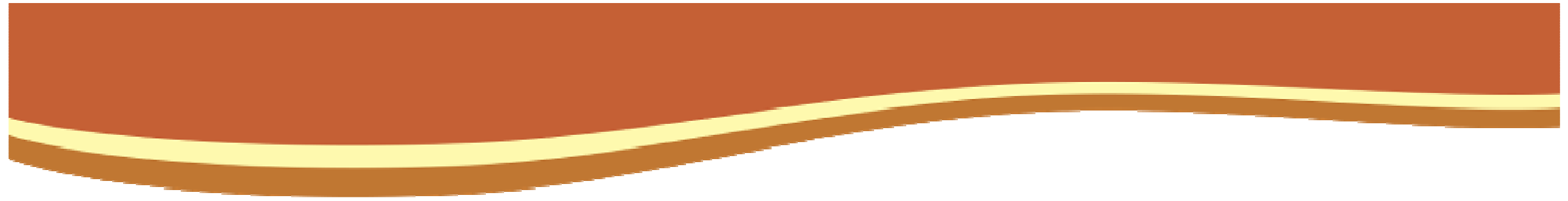


Arcade Front



Live-Work Front





# Allowed Uses

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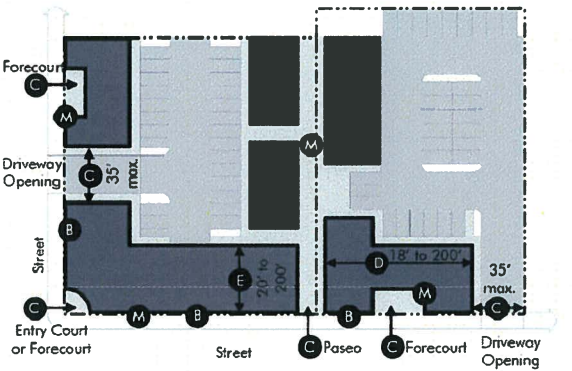
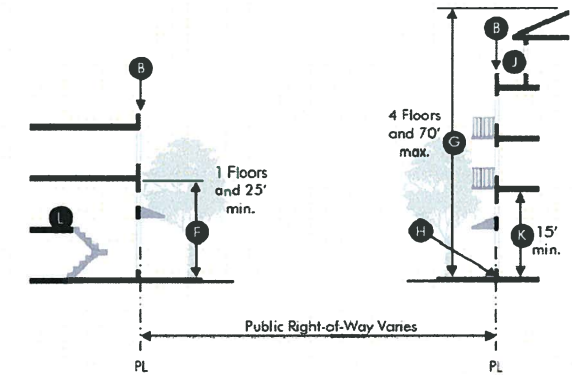
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- G. Maximum Height 4 floors and 70' maximum
- H. Ground Floor Elevation Placed at or near the elevation of adjacent sidewalks, walkways, paseos, forecourts, and public spaces to avoid entrance steps/ramps.
- I. Exception 1 If required for flood control, the ground floor may be elevated as necessary.
- J. Stepbacks Allowed on upper floors, but not required

#### Required Floor-to-Ceiling Heights

- K. Ground Floor 15' minimum
- L. Loft Level Lofts are allowed on all floors. If the Loft occupies less than 1/3 of the unit's footprint, the loft shall not be counted as a floor.

#### Pedestrian Circulation

- M. Access Pedestrian access from the sidewalk to each unit, storefront, and entrance is required.



## DEVELOPMENT STANDARDS | 2

### Inner Downtown Core Frontage (Continued)

#### Required Fronts

- N. Fronts Facade(s) along streets and the Central Plaza shall be designed with Storefronts or Arcade Fronts. Facades along the Central Paseo shall be designed with Storefronts or Live-Work Fronts. See Section 4 (Frontage Standards) for design standards for each front. Facades in all other locations do not have to be designed to a specific frontage standard (a variety of frontages are allowed in all other locations).

#### Allowed Facade Elements

- Q. Ground Floor Awnings, Marquees, Projecting Signs
- R. Upper Floors Window Shades, Trusses, Recessed and Projecting Balconies

#### Allowed Uses \*

- S. Ground Floor with Frontage Along Streets or the Central Plaza Retail, Food Service, Service, Office, Outdoor Dining, Dining/Entertainment, Cultural, Entertainment, Lodging (CUP)
- T. Ground Floor without Frontage Along Streets or the Central Plaza Retail, Food Service, Service, Office, Live-Work, Residential, Home Occupation, Food Service, Outdoor Dining, Dining/Entertainment, Cultural, Entertainment, Lodging (CUP)
- U. Upper Floors Retail, Food Service, Service, Office, Live-Work, Residential, Home Occupation, Food Service, Outdoor Dining, Dining/Entertainment, Lodging (CUP), Cultural (CUP), Entertainment (CUP)

\* Notes: Uses that are followed by "(CUP)" require a Conditional Use Permit. See Section 11 (Definitions) for detailed descriptions of allowed and prohibited uses.



Storefront

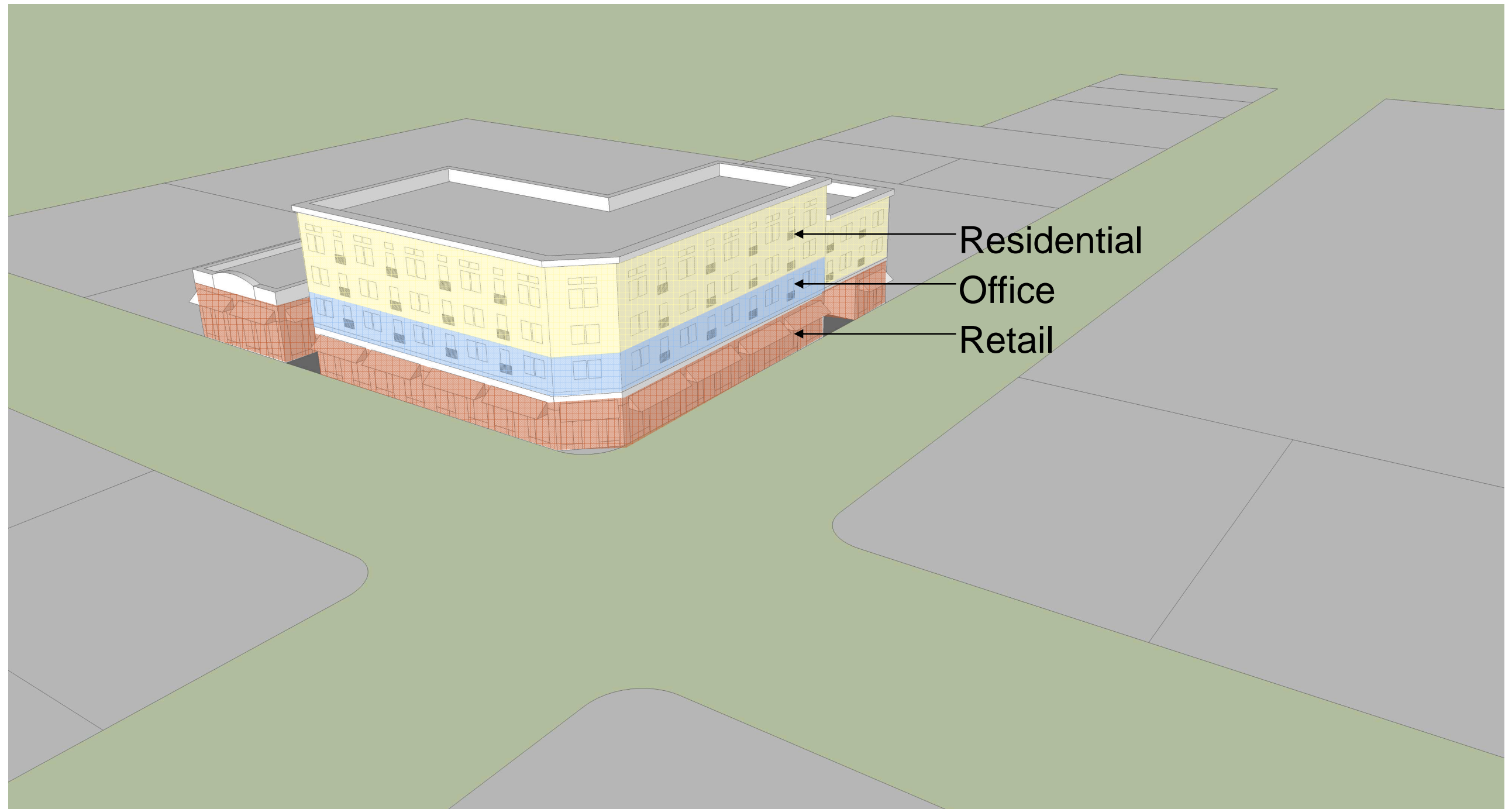
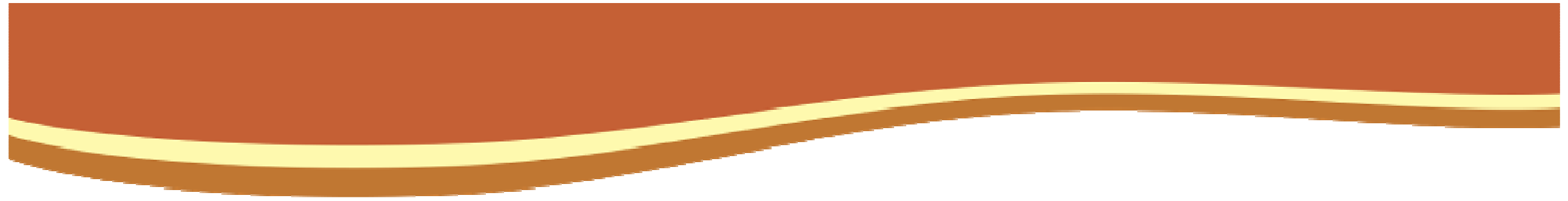


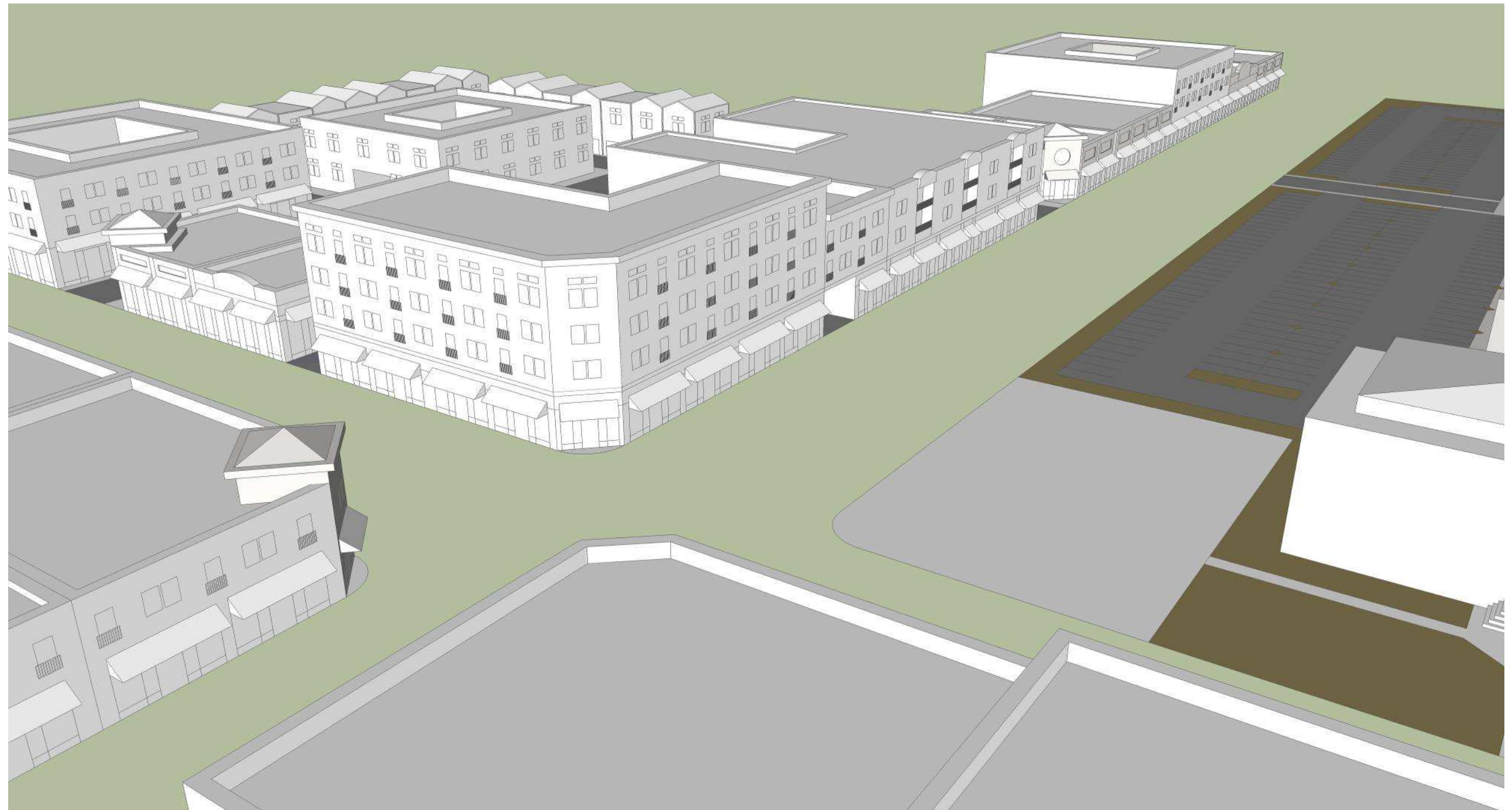
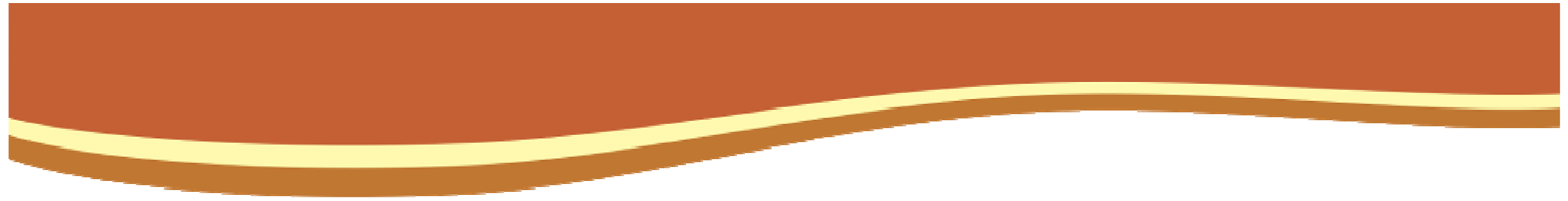
Arcade Front



Live-Work Front





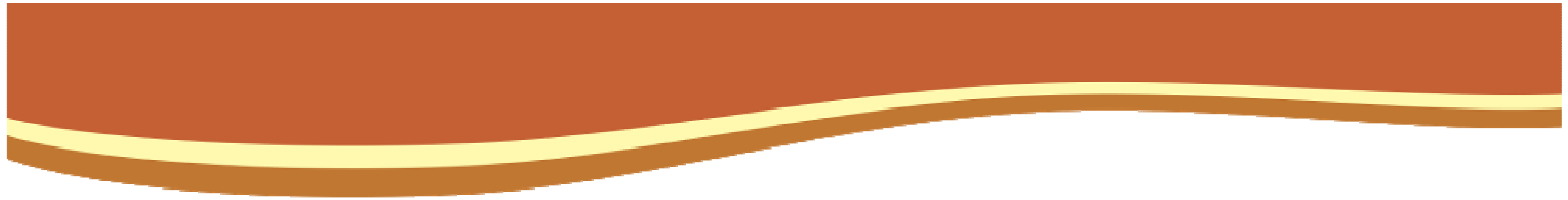




# 6: Landscaping Standards







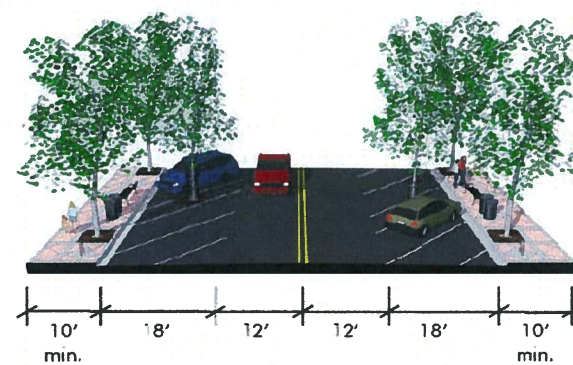


# 8: Street Standards

## STREET STANDARDS | 8

### Primary Side Street

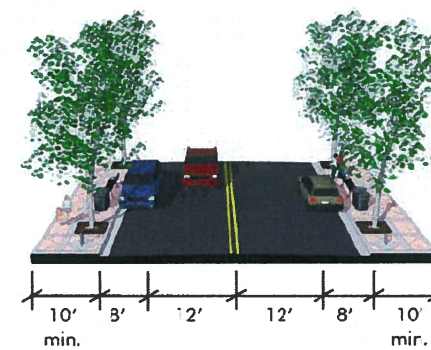
- A. Application: Yucca Street, Willow Street (north of Mesquite Boulevard), and First North Street (west of Sandhill Boulevard) shall be improved with this street configuration.
- B. Travel Lanes: One travel lane in each direction shall be provided.
- C. Parking: Angled parking on both sides of the street shall be provided.
- D. Right-of-Way: 80 feet minimum.
- E. Travel Speed: 25 miles per hour maximum.



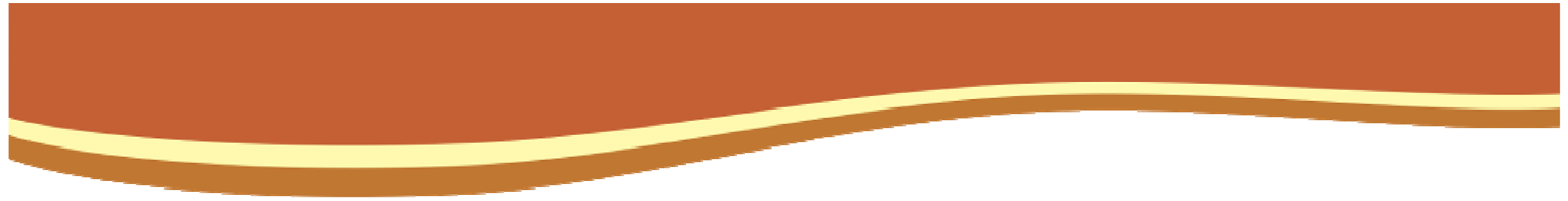
Typical Street Section of Primary Side Street

### Secondary Side Street

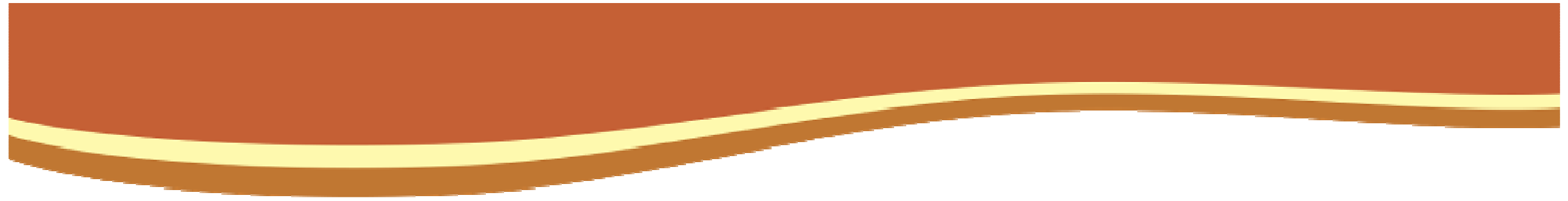
- A. Application: Desert Drive and Willow Street (south of Mesquite Boulevard) shall be improved with this street configuration.
- B. Travel Lanes: One travel lane in each direction shall be provided.
- C. Parking: Parallel parking on both sides of the street shall be provided.
- D. Right-of-Way: 60 feet. If additional right-of-way is provided and the total width is at least 80 feet, the standards for "Primary Side Street" shall be used.
- E. Travel Speed: 25 miles per hour maximum.



Typical Street Section of Secondary Side Street









# Section 9: Public Space Standards

## PUBLIC SPACE STANDARDS | 9

### Pocket Parks

Pocket parks are small park areas designed for active and/or passive recreation. If new pocket parks are developed in Downtown, they shall comply with the following standards:

- A. Pocket parks shall have a minimum area of 400 square feet with no dimension less than 15 feet.
- B. Pocket parks shall be located adjacent to a sidewalk or designed with a direct connection to a sidewalk.
- C. Pocket parks shall include a combination of hardscape (i.e. paving) and softscape (i.e. landscaping).
- D. Pocket parks shall include the following amenities:
  - Pedestrian scaled lighting;
  - Shade trees;
  - Seating areas or benches;
  - Trash and recycle receptacles;
  - Drinking fountains; and
- E. Pocket parks may also include the following amenities:
  - Playground with play equipment (i.e. swings, slides, or totter-totters) and/or games (i.e. tables with built-in chess boards, enlarged board games, tic-tac-toe, or lawn bowling courts).
  - Fountain and interactive water features.
  - Public art
  - Educational and/or historical interpretive elements;
  - Shade structures (i.e. umbrellas or shade systems/screens for playground structures);
  - Picnic and/or outdoor seating areas;

- Grass area for informal play;
- Gazebo or other gathering space; and
- Garden space (i.e. rose garden or community garden plots)



Examples of pocket parks



